

**EBRPD and City of Fremont**  
Liaison Committee Meeting  
Minutes of Thursday, April 11, 2013

The meeting was held at Ardenwood Historic Farm, Granary building, 34600 Fremont Boulevard, Fremont, CA and commenced at 6:05 p.m., preceded by a light meal for committee members at 5:30 p.m.

**Committee Members Present**

*East Bay Regional Park District:* Vice President-Ayn Wieskamp; Board Member, Carol Severin; Board Member

*City of Fremont:* Vinnie Bacon-Council Member, Frank Pirrone-Recreation Commissioner,

**Staff Present**

*East Bay Regional Park District:* Jim O'Connor- AGM of Operations, Anne Rockwell - Chief of Interpretive and Recreation Services, Michael Anderson - AGM-Planning and Stewardship & Development, Michelle Julene - Park Planner, Gordon Willey - Park Supervisor for Sunol, Ohlone Wilderness and Mission Peak, Ira Bletz - Supervising Naturalist at Ardenwood, Denise Valentine - Secretary

*City of Fremont:* Annabell Holland - Community Services Director, Laurie Rogers - Recreation Superintendent II, Scott Ruhland - Associate Planner,

**Guests**

Bob McCarrick – Dumbarton Quarry Associates; representative, Jim Templeton – Mackay & Soms; Civil Engineer

Anne Rockwell called the meeting to order at 6:05 p.m.

**1) Introduction**

The meeting commenced with the introduction of those present.

**2) Approval of Minutes**

By motion of Frank Pirrone and seconded by Ayn Wieskamp, the minutes of the February 23, 2012 meeting were unanimously approved.

**3) Mission Peak**

Michelle Julene provided an update on the trail restoration project at Mission Peak. The District is preparing a park management plan to address public concerns on management issues at Mission Peak. The concerns expressed by the public are increased popularity, capacity, visitor parking, fees and trail damage due to "bootleg" trails, which are shortcut trails created by hikers.

The focus in 2013 is to repair and restore the trail and bootleg sections which are most damaged. Signage has been posted to mark the restoration sites. Detailed information can be found on the District's website. Positive feedback has been received on the restoration work package which includes fencing, rehabilitation and behavior modification.

The District will proceed with eleven additional sections to restore. The process of behavior modification is being done with students from Irvington High school. Participation counts towards their environmental curriculum. In addition, the Mountain Goat Bike Club are participating. Coverage of the program was captured in an article posted in the Tri-City Voice.

Volunteers are assisting with graffiti removal. Graffiti is one of the two largest impacts from the increased use of the trails. A citrus based solvent is being used to clean the rocks.

The biological aspect of the trail restoration is completed. With warmer weather upon us, the conditions are not popular for seeds to sprout.

Fencing off the restoration areas and conducting work on the peak trail that comes off the Ohlone College parking area, is the next step. Upon completion, we will begin the campaign to have trail users park at Ohlone College. The Mission Peak web page has been updated and lists information on the parking expansion project and the trail restoration effort. A video was taken on Media day and posted on the website. The video speaks about the efforts made on the project and contains a couple of interviews. For those interested, we also posted additional hikes that are challenging and located in other District parks.

The public discussion forum on the NING site, has forty plus members. The focus is to hear from hikers of the trails and for people to state opinions and communicate with other members.

Mission Peak Day was on March 23. The event was not advertised. Although conditions were windy, numerous people attended. The key message of the day was to divert people to park at Ohlone College. REI loaned the District products for hiking with dogs and human hikers, for the event.

#### **4) Dumbarton Quarry Update**

Scott Ruhland stated since the last meeting, the approval of the Reclamation plan has been accomplished. The idea of a lake and pit were abandoned and replaced with filling the pit back up with dirt and creating a meadow. This change required amending the Reclamation plan and resubmitting it to the State of California of Conservation. The process took six to eight months to process. The plan was accepted by the State in November 2012. Follow-up included the recalculation of the financial insurance cost estimate, which is a bond issued to the city. This step was taken in the event that Dumbarton Quarry walks away from the site of the project. The city now has a \$3.6 million surety bond to guarantee to bring the site back into its natural condition, so it can be adapted to other land users.

Mike Anderson explained the next step is to divide the project into two phases. The first phase is to develop camping opportunities, day use, maintenance yard, trail connections to Coyote Hills from the frontage road, connections over the toll plaza lead to the preserve and opportunities for evening events. Phase two expands, once the pit is filled with dirt and up to grade. The process is moving along faster than expected. Development possibilities could begin in seven to ten years, in lieu of fourteen to twenty years.

A concept drawing has been completed and an area set aside to construct an Event Center. The Center will be available for rent and will seat 300 people. The plan currently lists the Center as a 13,000 square foot building. Utilities will be installed, but building the Center is not an obligation of Bob McCarrick. This can be completed by the District at a later date.

We currently have an application in to the city for a Conditional Use Permit. The application is being re-submitted based on comments from the City. It's unusual for the District to obtain this type of permit, as typically we are already in District zoning and land use planning already supports open space. This is a conversion from quarry and reclamation, which requires this planning process.

Per Scott, through consultation with attorney's office, the City has planned district zoning for specialized projects. Zoning on site assumes the quarry and a lake. The Attorney's office recommended to create a planned District rezoning process that goes before the City Council. Current processes will take through the end of May. The Planning Commission and City Council will meet later this summer. The June to September timeframe is going to the public hearing process.

Timeline for construction of phase one, given we have clearance by the end of the year from the city, could be a two to three month timeframe from planning approval to working drawings. The downside is that it puts us into winter by the time we get actual working drawings approval. The timeframe is July or September for the approval/appeal period for working drawings. We are anticipating approved working drawings in November/December. The largest obstacle will be weather. We currently do not have much dirt to move and could bring in top soil. We are looking at a 2014 construction timeline and are optimistic for completion in 2014.

#### **5) Ardenwood Update**

We are in process of putting out a contract to do an environmental impact report on the removal/demolition of three buildings at Ardenwood Historic Farm. The houses were brought to Ardenwood in 1982. We are clear that renovation for use is not going to be viable. It is costly to bring up to proper code, ADA accessibility, historic code and occupancy. We reviewed possibility of bring the Brown House into compliance approximately 10 years ago. It was estimated to cost a half million dollars to make it accessible for public use. Due to the reaction from public, it didn't make sense to spend that much money.

We have completed two historic evaluations. This documentation will have a public input process and meeting about the findings. We're looking at what our options are for demolition or relocation to other sites. We are in the process of completing an RFP. The City of Newark is going to pay one-third of the costs for the Mowry Schoolhouse as they determined it was not reusable.

#### **6) Vargas Update**

We have a land use plan in place and have cleared litigation concerns. Will be conducting two phases. The first phase is to develop the staging area at the top of Morrison Canyon Road near the barn. Will be completing a twenty five car staging area, restrooms, drinking fountain and a water system which will be installed for fire control and other improvements on upper Morrison Canyon Road. The process of construction and documentation is underway. In the process of developing the plans of the staging area, a tiger salamander habitat was discovered. The rules for potential impact to the species were recently modified to include a mile and three quarter radius of the site. This would cover half or more of the park area.

Modification to the Phase One plan will include enhancement of three stock ponds that exist on site. This will allow us to gain mitigation credits for the Tiger Salamander and allow us to proceed and mitigate for all planned projects of the park. The scope of Phase One was enlarged to include the pond enhancement project.

Two parts of this equation include the design construction documentation process and the stewardship and permit acquisition process. The Stewardship and Permit staff are in communication with the army core and are optimistic they will embrace the strategy. The permit meeting was held yesterday and we should have permits by end of year.

The other component of the project is improvement to Vargas Road. We have an agreement from the potential litigants on what they envision. Mike Anderson is in charge of ensuring improvements to the road will meet their satisfaction. It is yet to be determined if it is a sharing of responsibility or potential to share costs. The road improvements belong to the City. Ultimately, we could make improvements that the City accepts or we pay the City and they make the improvements. This is an agreement that needs to be completed.

The improvements include widening several sections of the road where site distance isn't clear and striping the road in places where it narrows twelve to fourteen feet. In addition, signage can be added and cutting back the shrubbery and vegetation. It will be required to move the road inwards to get to the staging area.

#### **7) Public Comments**

None

#### **8) Staff Comments**

Ira announced that Ardenwood Farm has 21 lambs born this year. On April 6, 2100 participants attended The Tartan Day Scottish Fair. Sheep Shearing Day will be held on April 21. A free Open House will be held on Memorial Day. The pool-site for wedding venue is almost complete. The accessible deck, lighting and a ramp were added. Planter boxes and hand rails are on order.

Ayn Wieskamp adjourned the meeting at 7:13 p.m.